

## REAL ESTATE BOOM IS HERE TO STAY

Unusually Large Volume of  
Business Transacted in  
Washington Last Week.

MANY BIG DEALS  
ARE NOW PENDING

Out of Town Capital Is Being  
Widely Invested in District  
Property.

An unusually large volume of business for a summer market was done in the realty field last week. The trading cannot be said to have been active in itself, but in comparison with the dullness that was to have been expected at this season of the year it more than fulfilled the forecasts made by the dealers a week ago.

Foremost among the results accruing from the progress that is being made is not so much the well-being of the realty business houses, as it is the assurance given of the maintenance of the prosperous situation of the city of Washington.

Some real estate dealers are passing through a very dull time, others are doing a moderately active business, and still others declare that they have done more business in the past fortnight than they did in the preceding six months.

### Occupies a Unique Position.

All of them, however, irrespective of the state of affairs at the moment, concede that there is growing up a widespread appreciation of the value of real estate investments in the District of Columbia, and that this city occupies a unique position with respect to opportunities that await here the investor who puts his money into real estate.

As an illustration, a prominent local dealer says that he has under way a deal involving a big business corner which has practically been contracted for by two Western capitalists. These men have passed over the realty opportunities awaiting them in their own large city, and have chosen to make their investments in Washington.

Another pending deal is one in which two prominent department stores are to move their locations and occupy a new building that will be built on P street, not far from Thirteenth street northwest. These and other transactions are now under way and will be announced in complete detail later.

### Brief Weekly Review.

Specifically, a review of the week's business includes the following deals:

The three-story residence at 1537 Monroe street northwest has been sold by Willing, Gibbs & Daniel, for Charles W. King, Jr., to Irwin F. Humphrey, for \$2,250. The house has a pressed-brick front, porcelain bath rooms, is heated by hot water, and is otherwise entirely modern in every particular. It has a frontage of 15 feet and a depth of 110 feet, to a 30-foot alley. The purchaser will occupy the premises as his residence.

Another interesting deal is reported by Moore & Hill, who have sold the Alamo apartment house at 1223 Twelfth street northwest. The building was purchased by a local business man, who will hold it for investment. The price being \$35,000. This building was erected by Harry Wardman only a few months ago. It is four stories high and contains twenty-four apartments, with bath. The dimensions of the land are 60 by 94 feet, extending back to an alley. An unusually large number of small apartments have been built in this house, in order to meet the needs of people who do not require the space that a large family must occupy.

### Sells Ten-Room House.

The same firm has sold a ten-room dwelling on Rhode Island avenue near Scott Circle. The purchaser intends to expand about \$3,000 on this property and make it one of the most attractive houses in the neighborhood.

An investor, one of those referred to above, as preferring Washington real estate to property in other cities, has bought the property at 147 Ninth street northwest. Moore & Hill have other large deals pending on which deposits have been made, one of them amounting to over \$100,000. A similar situation prevails with other companies, and it is safe to say that the local real estate market is even better than it can be described in detail.

One feature of the local situation is the small number of apartments and apartment houses that are available even for cash buyers or renters. Those existing are being closely held, and there is a heavy demand for such quarters. It is predicted by some firms that there will be a house famine in Washington even before Congress convenes.

### Others Looking Our Way.

A prominent local real estate dealer, who has been in touch with investors from other sections of the country says that it seems from the information that he has garnered, the sources including wealthy bankers, that the country at large is turning its attention to making its real estate investments in the National Capital, on account of the stability of real estate values in this city, and that this municipality naturally occupies in this respect a position that gives it more than a national importance. The dealer referred to is R. W. Beall.

Plans have been prepared by Spieken & Spieken, architects, from which Mrs. Frances S. Nichols has begun the erection of a house at the corner of Georgia avenue and Allison street. By locating the house on the terrace at the original grade of the lot, the owner has been able to retain a number of the old forest trees, which form a picturesque background for the building. The house will be of frame construction, with intersecting gables and broad overhanging eaves. The exterior finish will be of stone through the first story, with shingles to the eaves and gables.

A part of the second story overhangs a broad porch with heavy columns. The floor of the porch is laid in brick. A massive chimney in red brick will project from the side of the building, and will form one of its characteristic features.

### All Modern Improvements.

The first floor will contain a large living room, a dining room with a beamed ceiling, a reception hall, a

## NORTHWEST APARTMENT HOUSE SOLD



—Photo by Harris-Ewing.

JUNIATA APARTMENT HOUSE,  
Which Was Purchased Last Week by the Heirs of Daniel Clarke.

## APARTMENT HOUSE SOLD LAST WEEK

Juniata Becomes Property of  
the Heirs of Daniel  
Clarke.

One of the interesting real estate deals of the week, as exclusively announced in The Times on Thursday, included the Juniata apartment house. A picture of this is published herewith. The Juniata was sold, together with the Nantucket, to the heirs of Daniel Clarke, after they had sold the handsome residence at 1223 Massachusetts avenue northwest. The price of that residence was \$20,000, and it is understood that in the deal including that property and the two apartment houses there was \$25,000 involved.

The income of the two apartment houses is said to be \$17,000 per annum. The lots have a frontage of 137 feet on W street and a depth of 145 feet.

Kitchen, pantry, and laundry. The second story will contain the sleeping apartments, bath rooms, and storage rooms.

The same architects have prepared plans from which E. K. Fox has nearly completed a large automobile house in the rear of the grounds surrounding his home on Twenty-ninth street northwest. Provision has been made for six or more automobiles and their accessories. The side of the building is to be of light buff brick. The entrance will be through a broad arch which, with a projecting tower for stairway and groups of small windows, gives the building a castellated appearance which is both simple and effective.

### O. P. Allen has awarded the contract

to John W. Swanson for the erection of a private residence, with an automobile storage building in the rear. It will be located at 140 Twelfth street northeast, and the work will be started tomorrow morning. Mr. Allen will occupy the premises as his home. The buildings were designed by Joseph Bohn, Jr.

### THE CYNIC.

Many a man repents at leisure who didn't marry in haste.

Those who raise objections are pretty sure of a large crop.

Every girl has an idea she is not like other girls.

On Oregon Avenue

between New Hampshire Avenue and 18th Street

Number 1743

now completed and decorated. Open for inspection every day and Sunday.

15 Delightful New Homes

In the heart of the fashionable northwest at a remarkably low price of

\$5,500 Each

A. F. FOX COMPANY, Established 1876

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## H. E. WILCOX BUYS LOTS IN OAK VIEW

Amusement Company Plans  
to Build Fine Moving  
Picture Theater.

In Oak View, just south of Cleveland Park, Grover Cleveland's former country home, two lots with a frontage of ninety feet on Wisconsin avenue have been sold to H. E. Wilcox, by Thomas J. Fisher & Co. The price paid was \$61,412. The price paid was \$61,412. The price paid was \$61,412.

The same firm reports the sale of the property at 27 Pennsylvania avenue northwest, to the Brown & Baum Amusement Company. The price paid was \$61,412. The price paid was \$61,412.

The property at 131 Fifteenth street northwest has been sold by Fisher & Co. to a purchaser who expects to remove the frame house that is there and to build a residence for her own use. There is also a stable on the premises. The estate was sold for A. M. Cooper, the price not being given out. The lot is 24 by 100 feet, and is located on the east side of Fifteenth street, just north of Rhode Island avenue.

E. D. Lewis has bought two lots in Chevy Chase, D. C., for \$2,000, on the south side of Patterson street.

George L. Whitford has bought on the north side of Newlands street, in Chevy Chase, D. C., a section with a seventy-five-foot frontage, costing about \$2,000. Mr. Whitford expects to start building a residence for his own use in about two weeks.

### New Bank Planned.

The Washington Mechanics' Savings Bank is contemplating the erection of a building for its use at 536 Eighth street southeast, on the property purchased for the purpose several months ago. Plans for the building have been pre-

pared by Harding & Upman, architects.

The building will be constructed by A. Getz & Son. The cost of the structure will be about \$16,000. It will be twenty-four by fifty feet, and will stand diagonally across the corner from the present business place of the bank. It will be two stories high, of brick and terra cotta, with the banking rooms finished in comfortable and modern style.

W. C. Blundon has begun the erection of three two-story brick houses at 11 to 15 Rhode Island avenue northwest. The proposed houses will be on large plans and will cost about \$16,000. Hunter & Bell, architects, drew the plans, and the owner of the land is the builder.

Estimates are being made for the construction of a laboratory building for the Bureau of Standards to be erected on the ground occupied by the bureau to the west of Connecticut avenue and on the Pierce Mill road. The plans provide for a three-story building of pressed brick and stone. The roof will be tiled. The building will be 150 feet long and eighty feet wide. The appropriation was \$173,000. When completed the new building will be used as an electrical, chemical, and mechanical labatory.

Architects, promoters of building construction, and others who are in a position to know, state that the prospects are very bright for a continuation of activity, and probably for an increase therein to an amazing extent in the near future.

ENRICHED BY \$1,000,000.

ROME, Aug. 8.—The Vatican treasury is richer by \$1,000,000 this year, owing to the generous thank offerings poured into it to celebrate the Pope's jubilee. The bulk of the offerings came from Italians, but there were very generous donations to Americans, French and British Catholics.

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